INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

20201203000552390 1/3 \$98.00 Shelby Cnty Judge of Probate, AL 12/03/2020 10:36:59 AM FILED/CERT

This instrument was prepared by: Cassy L. Bingham Dailey Attorney at Law 3156 Pelham Parkway, Suite 2

Pelham, AL 35124

(205) 624-2121

Send Tax Notice to:
Karen Vernon Alley
7904 Hwy 191
Maplesville, AL 36750

QUIT CLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and Other Good and Valuable Consideration (\$10.00) to **Thomas E. Vernon and Elsie L. Vernon, husband and wife,** the "Grantor" herein, in hand paid by **Karen Vernon Alley**, the "Grantee" herein, the receipt whereof is hereby acknowledged, Grantors do hereby remise, release, quit claim and convey to the said Grantee all their right, title, interest, and claim in or to the following described real estate, to wit:

Begin at the NE Corner of the Eastern ½ of the SW ¼ of NE ¼ of Sec 23, Township 21 South, Range 3 West, run South along the East boundary a distance of 122 feet to the point of beginning; Thence run South a distance of 10 feet; thence turn an angle to the right and run parallel to the North line of said ¼ section a distance of 354.9 feet; thence turn an angle to the right and run North 10 feet parallel to the East line of said ¼ section; thence turn an angle to the right and run parallel to the North line of said East ½ a distance of 356 feet to the point of beginning.

The SE ¼ of NE ¼ of Section 23, Township 21, Range 3 West, except 70 yards across the North side thereof.

- Mineral and mining rights excepted.
- Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.
- Subject to ad valorem taxes for the current year.

Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Karen Vernon Alley and Grantee's heirs and assigns forever.

Given under my hand and seal this 30 to any of Mountain, 2020.

Thomas E. Vernon

General D. Vel

Elsie L. Vernon

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 12/03/2020 State of Alabama

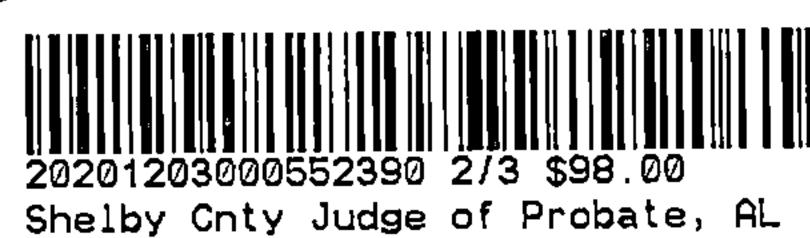
Deed Tax: \$70.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify Thomas

Property Address: 254 and 272 Wooten Rd, Alabaster, AL 35007

Seller Address: 7904 Hwy 191, Maplesville, AL 36750 Buyer Address: 7904 Hwy 191, Maplesville, AL 36750

Assessor Value: \$46,770.00



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Real Estate Sales Validation Form

20201203000552390 3/3 \$98.00 Shalby Caty Judga of Brobata Ol

12/03/2020 10:36:59 AM FILED/CERT This Document must be filed in accordance with Code of Alabama 1975, Se Grantee's Name Grantor's Name Mailing Address 7904 Mailing Address Maplesville Al Maplesville Date of Sale Property Address Total Purchase Price \$ Actual Value Assessor's Market Value \$ 67 The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required) Appraisal Bill of Sale Sales Contract Closing Statement If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required. Instructions Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

(verified by)

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to <u>Code of Alabama 1975</u> § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in <u>Code of Alabama 1975</u> § 40-22-1 (h).

Date /3/3/2020

Unattested

Sian

In All

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1